

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: May 12, 2005  
Time: 7:00 p.m.  
Place: Meeting Room One  
Brookens Administrative Center  
1776 E. Washington Street

**Use Northeast parking lot via Lierman Avenue and enter building through Northeast door.**

*If you require special accommodations please notify the Department of Planning & Zoning at (217) 384-3708*

Urbana, Illinois

## AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes
5. Continued Public Hearings

**Case 476-S-04:** Petitioner: **Lester Johnson, Lucinda Schneider and Wilbur Street, agent**

**Request:** Authorize the expansion and use of a self-storage warehouse, not providing heat and utilities to individual units, as a Special Use in the AG-2, Agriculture Zoning District. The property is also the subject of a variance in a related zoning case, Case 482-V-04.

**Location:** The subject property is a 2.9 acre tract of land in the W1/2 of the W1/2 of the NW1/4 of Section 25 of Hensley Township and that is located on the west side of CR 1100E (Prospect Avenue) and adjacent to the south right of way line of Interstate 57 and that is commonly known as an existing self-storage warehouse located at 4201 North Prospect Avenue, Champaign.

**Case 482-V-04** Petitioner: **Lester Johnson, Lucinda Schneider and Wilbur Street, agent**

**Request:** Subject to approval as a Special Use in the AG-2, Agriculture Zoning District in related Case 476-S-04, and as amended on February 03, 2005, authorize the expansion and use of an existing self-storage warehouse, not providing heat and utilities to individual units, that is proposed to be located 6 feet from the rear lot line instead of the minimum otherwise required distance of 20 feet.

**Location:** (See Case 476-S-04)

6. New Public Hearings

**Case 487-S-05:** Petitioner: **Hindu Temple and Cultural Society of Central Illinois and Shiv Kapur**

Request: **Authorize the establishment and use of a temple as a Special Use in the AG-2, Agriculture Zoning District.**

Location: **The subject property is an approximately 12 acre tract in the SW1/4 of the SW 1/4 of Section 35 of Somer Township that is proposed to be located approximately 400 feet east of the intersection of Airport Road and High Cross Road on the north side of Airport Road.**

**Case 489-S-05** Petitioner: **Seymour Fire Corporation and Marc Sellers, Trustee and the Seymour Water District.**

Request: **Amend the Special Use Permit previously authorized in Case 254-S-00 for two principal uses on one lot in the B-2, Neighborhood Business Zoning District.**

Location: **A three acre tract in the NW1/4 of the NW1/4 of the SW1/4 of Section 16 of Scott Township that is located on the east side of Main Street (County Highway 6) and about 334 feet south of South Street in Seymour and that is commonly known as the Seymour Fire Corporation and Seymour Water District facilities located at 304 South Main Street, Seymour.**

7. Staff Report

8. Other Business

9. Audience Participation with respect to matters other than cases pending before the Board

10. Adjournment

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